

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE**

**DATE: OCTOBER 4, 2018**

**LOCATION: ROOM 2000 - CITY HALL**

**AGENDA**

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Affordable Housing Plan for Silverstone (Tamara Jovovic/Cathy Puskar) 7:05 p.m.  
*Action Requested: Review and Vote on Affordable Housing Plan*
3. Affordable Plan and Housing Opportunity Fund Loan Request for the Fairlington Presbyterian Church Project (Eric Keeler/Judith Cabelli) 7:25 p.m.  
*Action Requested: Review and Vote on Affordable Housing Plan and Loan Request*
4. Route 1 South Affordable Housing Strategy Update (Tamara Jovovic) 7:45 p.m.
5. Housing Heroes (Helen McIlvaine) 7:50 p.m.
6. City Manager Request for AHAAC Recommendations Regarding FY 2020 Budget Priorities (Helen McIlvaine/Chair) 7:55 p.m.  
*Action Requested: Provide Feedback to City Manager*
7. Consideration of September 6, 2018 meeting minutes (Chair) 8:05 p.m.  
*Action Requested: Review and Approve Minutes*
8. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:10 p.m.
9. Alexandria Housing Development Corporation Update (Jon Frederick) 8:15 p.m.
10. Information Items: 8:20 p.m.  
Financial Report
11. Staff Updates 8:30 p.m.
12. Announcements and Upcoming Housing Meetings (Staff) 8:40 p.m.  
  
*ARHA Redevelopment Work Group Meeting*  
October 11; 5:30 pm, City Council Workroom, City Hall
13. Other 8:45 p.m.
- Adjournment (Chair) 9:00 p.m.

# City of Alexandria, Virginia

---

## MEMORANDUM

DATE: OCTOBER 1, 2018

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: HELEN S. MCILVAINE, DIRECTOR

SUBJECT: SILVERSTONE LANDBAY H-WEST AFFORDABLE HOUSING PLAN

---

**ISSUE:** Consideration of an Affordable Housing Plan for Silverstone Landbay H-West (DSUP 2018-00002).

**ACTION REQUESTED:** That the Committee review and endorse the presented Affordable Housing Plan.

**BACKGROUND:** The applicant has proposed to construct two senior-living buildings—a nine-story building with approximately 186 assisted living units and an eight-story building with approximately 146 independent living units—along with approximately 12,000 square feet of ground floor retail on Landbay H-West in South Potomac Yard. The parcel is bounded by Mainline Boulevard, Maskell Street, Route 1, and East Swann Avenue. A portion of the first facility will be assigned to provide care to residents with memory care or other cognitive needs. The proposal will be served with 279 below grade parking spaces.



The project is located within the Potomac Yard/Potomac Greens Small Area Plan and is part of a Coordinated Development District (CDD #10). CDD #10 envisioned office development on this parcel.

In order to develop the project, the applicant has requested the following approvals along with its Development Special Use Permit (DSUP):

- Master Plan and CDD Amendments to permit a home for the elderly in CDD #10
- SUP for bonus height for the provision of affordable housing per Section 7-700
- SUP to permit an additional mechanical penthouse on each building
- SUP to permit an increase in parking
- SUP for penthouses in excess of 15' in height
- Modification of Section 6-403(A) – height to centerline setback along East Swann Avenue, Route 1, Maskell Street, and Main Line Boulevard
- Modification of vision clearance at the corner of East Swann Avenue and Main Line Boulevard

**DISCUSSION:** On April 12, 2018, the applicant presented the project to the Commission on Aging (COA) along with three affordable housing contribution options. The first option offered to provide 14 units discounted by 40%, the second option offered to provide nine units discounted by 60%, and the third option offered to provide seven deeply affordable Auxiliary-Grant (AG) funded units. There was not a notable difference in the values of the three options. Noting the shortage of assisted living options in the City, the COA received the concept positively and expressed a strong preference for deeply affordable placements, potentially to serve aging residents of ARHA communities nearby and/or persons with auxiliary grant (AG) support funds. The COA also requested the units be defined as private (unshared) units consisting of a room with a bath and that the applicant consider the replacement of proposed brick sidewalk with pavement.

In response, the Applicant proposes to provide seven units available to recipients of AG funds administered by the Virginia Department for Aging and Rehabilitative Services in the assisted living/memory care building (South Building/Building 1) for 40 years. The units will be dispersed throughout the assisted living/memory care building (South Building/Building 1) and will be fungible along the continuum of care, which will allow the residents of the AG units to move between assisted living and memory care units, as their care needs evolve. The recipients of AG funds will have the same access to amenities and senior care as all other residents in the buildings.

The contribution of the seven AG units is valued at approximately \$19-\$25 million based on the difference between the value of an AG subsidy (\$1,462) and the facility's anticipated monthly charge of \$7,200-\$9,000 (comprising a base rent of approximately \$7,000 and an average of \$200-\$2,000 in additional care) over 40 years. The number of affordable units is equal to approximately 2.1% of the total number of units in the project which is roughly equivalent to the proportion of the AG units provided in the recently approved Sunrise Senior Living project. It is noted that the base affordable housing contribution for Landbay H-West was previously satisfied through CDD #10 through the provision of land for Station 209/The Station at Potomac Yard, along with \$6.5 million towards development of the 64 affordable/workforce units, as well as \$3.5 million in voluntary monetary contributions to the Housing Trust Fund. The contribution of the seven AG units is therefore associated with the pending requested Master Plan and CDD Amendments for a change in land use and approximately ten feet in additional height for Building 1. Staff also notes that it will be working with a larger stakeholder working group later this year to formalize affordable housing contributions for senior living projects.

The project will be constructed in two phases. While all seven AG units will be provided in Building 1 (South Building), the first four will be made available upon the receipt of the Certificate of Occupancy for that building, and the remaining three units will be made available upon receipt of the Certificate of Occupancy for Building 2 (North Building).

A memorandum of understanding (MOU) will be developed between the City and the applicant prior to the release of the Final Site Plan. The MOU will require the applicant to apply the same rules and regulations applicable to all market rate units to the affordable units and may include, but not be limited to the following: the criteria used to qualify such individuals, including criteria for prioritizing eligible Alexandria residents; the period within which a person will be admitted to the affordable unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from the auxiliary grant unit. Similar MOUs have been developed for other senior projects in consultation with Department of Aging and Adult Services staff.

**FISCAL IMPACT:** None.

**ATTACHMENTS:**

Affordable Housing Plan for Silverstone – Landbay H-West, DSUP 2018-00002, dated August 28, 2018

**STAFF:**

Eric Keeler, Deputy Director, Office of Housing  
Terri Lynch, Office of Aging and Adult Services, DCHS  
Tamara Jovovic, Housing Analyst, Office of Housing

Silverstone – Landbay H-West  
Affordable Housing Plan  
August 28, 2018

**1.1 Project name and address**

2606 Main Line Boulevard  
Silverstone Landbay H-West

**1.2 Application number**

DSUP #2019-0002

**1.3 Brief description of the application and the proposed development program**

The Applicant proposes to construct two buildings for a home for the elderly, a 9-story building with approximately 186 assisted living and memory care units and an 8-story building with approximately 146 of independent living units.

**1.4 Requested zoning changes or waivers (if any)**

- Master Plan Amendment to permit a home for the elderly in CDD #10
- CDD Amendment to permit home for the elderly in CDD #10
- DSUP for a home for the elderly
- SUP for bonus height for the provision of affordable housing per Section 7-700
- SUP to permit an additional mechanical penthouse on each building
- SUP to permit an increase in parking
- SUP for penthouses in excess of 15' in height
- Modification of Section 6-403(A) – height to centerline setback along East Swann Avenue, Route 1, Maskell Street, and Main Line Boulevard
- Modification of vision clearance at the corner of East Swann Avenue and Main Line Boulevard

**1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP**

The project is located within the Potomac Yard/Potomac Greens Small Area Plan. The Applicant is proposing a conversion of office density to a home for the elderly and bonus height for the provision of seven (7) units available to recipients of Auxiliary Grant funds administered by the Virginia Department for Aging and Rehabilitative Services within the assisted living/memory care building, per section 7-700 of the Zoning Ordinance. The proposed project advances the goals included in the City's Housing Master Plan and the Strategic Plan on Aging by creating seven (7) new affordable units for seniors in a mixed-use development near the proposed Metro station at Potomac Yard.

## **2. Description of the AHP to include:**

### **2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units**

The Applicant proposes to provide seven (7) units available to recipients of Auxiliary Grant funds administered by the Virginia Department for Aging and Rehabilitative Services in the assisted living/memory care building (South Building/Building 1) for 40 years.

### **2.2 General description of location of affordable units in the project**

The units will be dispersed throughout the assisted living/memory care building (South Building/Building 1) and will be fungible along the continuum of care, which will allow the residents of the Auxiliary Grant units to move between assisted living and memory care units, as their needs evolve.

### **2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units**

The recipients of Auxiliary Grant funds will have the same access to amenities and senior care as all other residents in the buildings.

### **2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)**

No units are being demolished as part of this redevelopment.

### **2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)**

N/A

### **2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)**

The buildings will be constructed in two phases. All seven (7) Auxiliary Grant units will be provided in the South Building/Building 1. Four (4) units will be made available upon the receipt of the Certificate of Occupancy for Building 1, and the remaining three (3) units will be made available upon receipt of the Certificate of Occupancy for Building 2 (North Building).

### **2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)**

The Housing Trust Fund contribution for Potomac Yard has already been satisfied per the conditions of CDD #10.

### **2.8 Any other information the applicant deems relevant to the AHP**

N/A

# City of Alexandria, Virginia

## MEMORANDUM

DATE: OCTOBER 4, 2018

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE (AHAAC)

FROM: HELEN S. MCILVAINE, DIRECTOR

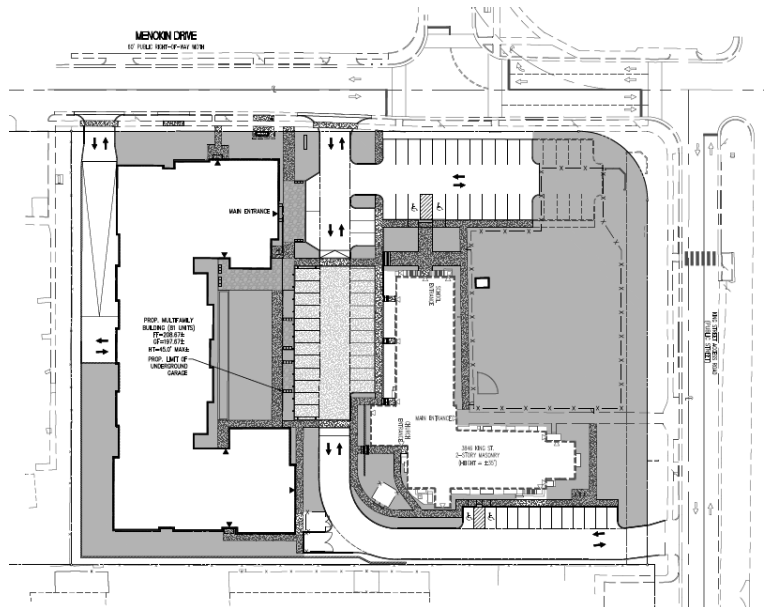
SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN AND A LOAN TO WESLEY FOR AN AFFORDABLE HOUSING PROJECT

**ISSUE:** Consideration of an Affordable Housing Plan and a loan of up to \$7.65 million to Wesley Housing (Wesley) to develop 81 affordable rental housing units on the underutilized parking lot currently serving Fairlington Presbyterian Church (FPC).

**RECOMMENDATION:** That the Alexandria Housing Affordability Advisory Committee (AHAAC) recommend that City Council:

- (a) approve a permanent loan to Wesley Housing of up to \$7,650,000 (including \$400,000 of previously approved predevelopment funds) for the development of 81 affordable apartments;
- (b) approve a grant of \$270,000 to support rental assistance subsidy via the City's pilot program to make nine units deeply affordable; and
- (c) approve Wesley's affordable housing plan as part of the Development Special Use Permit (DSUP).

**BACKGROUND:** Wesley and FPC have entered into a Purchase and Sale Agreement to transfer a portion of the FPC site, located at 3846 King Street and currently used as a parking lot, to Wesley, to develop an 81-unit affordable housing project (see Attachment 1 and images on pages 1-2). FPC and its tenant, the Potomac Crescent Waldorf School, will continue operating in the existing church building.



The project meets several City housing needs articulated in the Housing Master Plan (HMP), including collaborating with and among nonprofit partners, providing deeply affordable, accessible, and family-size units, and locating affordable housing development near transit and amenities.



Wesley proposes a mix of one, two and three-bedroom apartments, including nine fully accessible units. 9 units will be affordable at 40% of the Area Median Income (AMI), 35 units at 50% AMI, and 37 units at 60% AMI (Attachment 2). The units will be committed as affordable housing for 40 years. In addition to an onsite property management office, the building will feature a laundry facility, a community room, landscaped open space, and underground vehicle and bicycle parking. Residents will have access to underground parking as well as bus service along King Street. As is standard with all new affordable housing developed in the City, the apartments will be constructed to third-party certified energy efficiency standards.

**DISCUSSION:** In June 2017, AHAAC and City Council approved a predevelopment loan of \$400,000 based on a proposed 80-unit project to assist Wesley with legal, architectural, engineering and other professional costs related to the project. Wesley is now requesting a permanent a loan of up to \$7.65 million from the City (including the predevelopment loan amount) (Attachment 3). Other funding for the projected total development cost of \$38.2 million is anticipated to come from \$20 million in low-income housing tax credit equity (Wesley plans to apply for 9% credits in March 2019) and \$9 million in first trust loan funds. Wesley will defer approximately \$1.6 million of its developer fee. Payments to the City will occur after Year 15, and/or when the project is refinanced in the future. If successful in obtaining tax credits, the project would be constructed for delivery by the end of 2022

It is noted that, in addition to the loan request, Wesley has also requested a grant of \$270,000 to fund rental subsidies for nine units to serve some very low-income households and significantly increase the competitiveness of Wesley's low-income housing tax credit application. The City will provide grant funds consistent with the rental subsidy pilot program created in 2017 that provides assistance for a five-year period subject to renewal based on funding availability. Initial grant funds will come from the Housing Trust Fund.



**FISCAL IMPACT:** The \$400,000 predevelopment loan was comprised of Housing Trust Fund dollars. The additional \$7,265,000 loan request for a total \$7,650,000 permanent loan will be derived from the Housing Opportunities Fund, which includes the Housing Trust Fund, federal HOME dollars, dedicated revenue, and revenue from the meals tax rate increase. \$270,000 in grant funds will be allocated. City loan dollars for development of the project will be drawn down by Wesley at various project milestones.

**ATTACHMENTS:**

- (1) Affordable Housing Plan
- (2) HUD Income and Rent Limits for 40, 50, and 60% AMI
- (3) Loan Application

**STAFF:**

Eric Keeler, Deputy Director, Office of Housing  
Tamara Jovovic, Housing Analyst, Office of Housing

# **Fairlington Presbyterian Residential Building Affordable Housing Plan**

## **September 26, 2018**

**1.1 Project name and address:** Fairlington Presbyterian Church Residential Building  
3846 King Street, Alexandria, VA 22302

**1.2 Application number:** 2017-0007

### **1.3 Brief description of the application and the proposed development program**

Wesley Housing Development Corporation (Wesley Housing or WHDC) proposes to purchase a portion of land currently owned by Fairlington Presbyterian Church (FPC) at 3846 King Street in order to develop a new, 81 unit affordable housing apartment building. The overall property will be separated via the development of a land condo of which WHDC will purchase one land condo portion for the development of the new residential building. Wesley Housing and Fairlington Presbyterian Church collaboratively submitted a DSUP application in August 2018 to the City of Alexandria for review and consideration at the November 9 and 17 Planning Commission and City Council meetings regarding the revised site plan to develop of the proposed residential building and modifications to the site to accommodate it.

The four-story building will be primarily composed of family-sized units, with four out of every five apartments containing two or three bedrooms. The project will include an interior landscaped courtyard, replacement of the existing playground, and one level of underground parking. All units will be affordable to households earning up to 60 percent of area, which is today approximately \$70,320 for a family of four. The building will be constructed with 100% universal design and nine out of the apartments will be fully ADA compliant.

Wesley Housing and FPC entered into a Purchase and Sale Agreement to transfer a portion of the FPC site to Wesley Housing to develop the apartment building. The site is zoned "RA", which permits 27 dwelling units per acre of multifamily development. When considering the 2.5 acres devoted to this building and the City's Affordable Housing Multiplier, the site can accommodate approximately 82 units including the affordable housing density bonus.

The short-term goal of the project is to address the need for affordable rental homes in the City of Alexandria and the region more broadly. This includes the need for family-sized affordable apartment homes. Over the long term, this project will address goals that are consistently associated with the provision of affordable housing: ensuring better access to high quality jobs, education, and services; allowing households to devote monthly budgets to other, non-housing items (such as healthcare and education); and creating mixed-income neighborhoods.

WHDC will apply in March 2019 for an allocation of competitive 9% Low Income Housing Tax Credits (LIHTCs). If awarded in June 2019, the project would anticipate closing and beginning construction no sooner than June 2020. It is anticipated that the project would likely take approximately 18 months to construct with an anticipated construction completion date around December 2021. If the 9% LIHTC application is unsuccessful in 2019, the plan is to reapply in March 2020. This would adjust the closing and construction completion dates one year later to 2021 and 2022, respectively.

Wesley Housing and Fairlington Presbyterian share a vested interest in together engaging with the surrounding community. A robust community engagement process was developed and implemented over the course of the past 15 months. The first official introduction of the proposed development occurred on May 23, 2017. In an effort to most effectively engage with the neighbors and communities that surround the proposed development, website communication was developed and continues regularly to this date. This platform enabled the project team to keep the community apprised throughout the planning process.

The project is set to be considered at the November 8, 2018 Planning Commission meeting and November 17, 2018 City Council Hearing.

### 1.3 Requested zoning changes or waivers (if any)

1. A development special use permit (with site plan) to construct a multifamily residential building.
2. Special use permit requests including:
  - a. The provision of increased floor area and density for residential development pursuant to section 7-700 of the zoning ordinance
  - b. A tier I transportation management plan
3. A modification to the minimum open space requirement is requested.

### 1.4 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

The project is located in the area of the City that falls within The Seminary Hill/Strawberry Hill Small Area Plan Chapter of the City's Master Plan (1992, as amended). The Small Area Plan does not contain any specific references, goals or objectives concerning the preservation of existing affordable housing in the plan area, nor does it address the provision on new affordable housing within the plan area. The project is, however, consistent with the goals and objectives of the City's Affordable Housing Master Plan.

## 2. Description of the AHP to include:

### 2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

The proposed residential building would be 100% affordable to households at or below 60% of Area Median Income. Wesley Housing further proposes to restrict 10% of the apartments to be affordable to residents at or below 40% AMI. The remaining units will be approximately 50/50 affordable to 50% and 60% AMI. The building will be financed with Low Income Housing Tax Credits (LIHTCs) and be subject to a minimum of 40 years of affordability.

Number	Bedrooms	Baths	60%	50%	40%	Total LIHTC
15	1	1	7	6	2	15
55	2	2	25	24	6	55
11	3	2	5	5	1	11
			37	35	9	81

### 2.2 General description of location of affordable units in the project

The entire building will have 100% affordable housing units affordable to residents at or below 60% AMI.

### 2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

N/A

### 2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

The building will be built on an existing parking lot and no displacement will occur.

**2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)**

The building will be built on an existing parking lot and no displacement will occur.

**2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)**

The entire building will be delivered at the same time. Construction completion is anticipated December 2020, assuming 2019 9% LIHTC award. The delivery may shift one year if a 2020 9% LIHTC submission is required to obtain sufficient tax credits.

**2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)**

N/A

**2.8 Any other information the applicant deems relevant to the AHP**

The mission of Wesley Housing Development Corporation is to develop, own, operate, preserve, and maintain affordable housing and sustain quality communities for low- and moderate-income families and individuals across the Washington, D.C. region.

## Attachment 2:

### Median Household Incomes for DC Metro Area

<b>Income range</b>	<b>1-Person</b>	<b>2-Person</b>	<b>3-Person</b>	<b>4-Person</b>	<b>5-Person</b>
<b>40% AMI</b>	\$32,840	\$37,520	\$42,200	\$46,880	\$50,640
<b>50% AMI</b>	\$41,050	\$46,900	\$52,750	\$58,600	\$63,300
<b>60% AMI</b>	\$49,260	\$56,280	\$63,300	\$70,320	\$75,960

Source: HUD 2018 Designated Median Household Income for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area

# Project Narrative Description

## Narrative

Wesley Housing Development Corporation (Wesley Housing or WHDC) proposes to purchase a portion of land currently owned by Fairlington Presbyterian Church (FPC) at 3846 King Street in order to develop a new, 81 unit 100% affordable housing apartment building. Of the 81 apartments, 10% or 9 apartments will be fully accessible. The four-story building will be primarily composed of family-sized units, with four out of every five apartments containing two or three bedrooms. The project will include an interior landscaped courtyard, a community room, common laundry facilities, and one level of underground parking. All units will be affordable to households earning up to 60 percent of area, which is today approximately \$70,000 for a family of four, and units will be available to families and individuals at or below 40%, 50% and 60% of Area Median Income in accordance with the chart below.

Number	Beds	60%	50%	40%
15	1-Bedroom	7	6	2
55	2 Bedroom	25	24	6
11	3-Bedroom	5	5	1
<b>81</b>		<b>37</b>	<b>35</b>	<b>9</b>
		<b>45.7%</b>	<b>43.2%</b>	<b>11.1%</b>

The short-term goal of the project is to address the need for affordable rental homes in the City of Alexandria and the region more broadly. This includes the need for family-sized affordable apartment homes. Over the long term, this project will address goals that are consistently associated with the provision of affordable housing: ensuring better access to high quality jobs, education, and services; allowing households to devote monthly budgets to other, non-housing items (such as healthcare and education); and creating mixed-income neighborhoods.

Wesley Housing and FPC entered into a Letter of Intent to transfer a portion of the FPC site to Wesley Housing to develop the apartment building. The site is zoned “RA”, which permits 27 dwelling units per acre of multifamily development. When considering the 2.5 acres devoted to this building and the City’s Affordable Housing Multiplier, we know the site can accommodate 81 units including the affordable housing density bonus.

Wesley Housing and Fairlington Presbyterian share a vested interest in engaging with the surrounding community together. A planned community engagement process is currently being implemented. The first official introduction of the proposed development occurred on May 23, 2017. In an effort to most effectively engage with the neighbors and communities that surround the proposed development, a coUrbanize website was developed. This platform enabled the project team to keep the community apprised throughout the planning process. The project has since transitioned to a web communication platform hosted directly within the Wesley Housing Development Corporation’s website.

Predevelopment funds in the amount of \$400,000 were awarded by the City and are being used for a range of predevelopment activities. These activities include but are not limited to: preparing, submitting, and administering the Development Special Use Permit Process (DSUP); preparing and

submitting the upcoming 2019 Low Income Housing Tax Credit (LIHTC) application; funding the architecture and engineering work required to apply for the DSUP and LIHTC application; and legal expenses associated with the DSUP and acquisition processes.

### Project Development Schedule

May 23, 2017 - Community meeting  
June 6 - Alexandria Housing Affordability Advisory committee Meeting  
June 13 - City Council Legislative meeting  
June 22 - Fairlington Towne Civic Association  
July 12 - Fairlington Citizen's Association Presentation (Arlington)  
December 11 - Community Meeting  
January 5, 2018 - Concept 2 submitted  
April 12 - Concept 3 Submitted  
May 5 - Community Property Open House at Colonial Village and Union on Queen  
June 8 - Completeness Submission  
June 14 - Community Engagement - Table Talk  
June 27 - AHAAC update  
July 16 - Community meeting  
August 8 - Preliminary DSUP Submission  
September 20 - Community Meeting "Welcome Back" Community Engagement  
November 8 - Planning Commission  
November 17 - City Council  
March 2019 - VHDA 9% LIHTC Application Submission  
June 2019\* - VHDA 9% LIHTC Award Notification  
August 2020\* - Construction Loan Closing/Construction Start  
December 2021 - Construction Completion

\*If competitive 9% LIHTC are not awarded in June 2019, the schedule would shift one year later to allow for a second application in March 2020

### Site Control/Land Use/Zoning

The proposed new residential building would be built on a portion of land currently owned by Fairlington Presbyterian Church (FPC) at 3846 King Street. The applicant has a Purchase and Sale Agreement with the Fairlington Presbyterian Church to enable this land purchase. During the end of August, the City of Alexandria Planning staff provided confirmation that the Development Site Plan application was deemed complete and staff is currently reviewing the application in preparation for the November 2018, Planning Commission and City Council hearings, on November 8<sup>th</sup> and November 17<sup>th</sup> 2018.

The immediate neighborhood associations include Seminary Hills, Fairlington Towne Civic Association and Fairlington Citizens Association (Arlington). Extensive community outreach has occurred, as described above, through these associations, general community meetings and website updates.

Amenities and services near the proposed development are plentiful between the location of Bradlee Shopping Center and the WMATA and Alexandria City bus stop adjacent to the site.

### Project Budget and City Request

The project budget anticipates a 9% LIHTC application in March 2019. The proposed financing plan includes the anticipated LIHTC syndication combined with the City loan request of \$7,650,000, along with a \$9,026,000 first mortgage and a \$1,599,519 deferred fee.

#### Permanent Sources

	Sources	Per Unit
Tax Credit Equity	\$19,964,600	\$246,477
First Mortgage	\$9,026,000	\$111,432
Alexandria Loan	\$7,650,000	\$94,444
Equity		\$0
Other Source		\$0
Interim Income		\$0
Deferred Fee	\$1,599,519	\$19,747
<b>Total Permanent</b>	<b>\$38,240,118</b>	<b>\$472,100</b>

#### Summarized Uses

	Uses	Per Unit
Acquisition Costs	\$3,675,353	\$45,375
Construction Costs	\$24,569,334	\$303,325
Design, Engineering and Architecture	\$1,100,000	\$13,580
Owner's Construction Costs, Professional Services and Fees	\$3,095,239	\$38,213
Financing Costs	\$1,413,592	\$17,452
Partnership Costs	\$35,000	\$432
Developer's Costs, Carrying Costs and Reserves	\$1,120,851	\$13,838
Developer's Fee	\$3,230,749	\$39,886
<b>Total Uses</b>	<b>\$38,240,118</b>	<b>\$472,100</b>

**Excess (GAP) Permanent** **\$0**



	Notes	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
INCOME	2%																				
Gross Potential Rent		\$1,246,512	\$1,271,442	\$1,296,871	\$1,322,809	\$1,349,265	\$1,376,250	\$1,403,775	\$1,431,850	\$1,460,487	\$1,489,697	\$1,519,491	\$1,549,881	\$1,580,879	\$1,612,496	\$1,644,746	\$1,677,641	\$1,711,194	\$1,745,418	\$1,780,326	\$1,815,933
Other Income		\$8,100	\$8,262	\$8,427	\$8,596	\$8,768	\$8,943	\$9,122	\$9,304	\$9,490	\$9,680	\$9,874	\$10,071	\$10,273	\$10,478	\$10,688	\$10,902	\$11,120	\$11,342	\$11,569	\$11,800
Residential Vacancy	6%	(\$74,791)	(\$76,287)	(\$77,812)	(\$79,369)	(\$80,956)	(\$82,575)	(\$84,226)	(\$85,911)	(\$87,629)	(\$89,382)	(\$91,169)	(\$92,993)	(\$94,853)	(\$96,750)	(\$98,685)	(\$100,658)	(\$102,672)	(\$104,725)	(\$106,820)	(\$108,956)
Bad Debt	1.00%	(\$12,465)	(\$12,714)	(\$12,969)	(\$13,228)	(\$13,493)	(\$13,762)	(\$14,038)	(\$14,319)	(\$14,605)	(\$14,897)	(\$15,195)	(\$15,499)	(\$15,809)	(\$16,125)	(\$16,447)	(\$16,776)	(\$17,112)	(\$17,454)	(\$17,803)	(\$18,159)
Effective Gross Income		\$1,167,356	\$1,190,703	\$1,214,517	\$1,238,808	\$1,263,584	\$1,288,856	\$1,314,633	\$1,340,925	\$1,367,744	\$1,395,099	\$1,423,001	\$1,451,461	\$1,480,490	\$1,510,100	\$1,540,302	\$1,571,108	\$1,602,530	\$1,634,580	\$1,667,272	\$1,700,617
OPERATING EXPENSES	3%																				
Administrative Expenses		\$575,100	\$592,353	\$610,124	\$628,427	\$647,280	\$666,699	\$686,699	\$707,300	\$728,519	\$750,375	\$772,886	\$796,073	\$819,955	\$844,554	\$869,890	\$895,987	\$922,867	\$950,553	\$979,069	\$1,008,441
Total Operating Expenses		\$575,100	\$592,353	\$610,124	\$628,427	\$647,280	\$666,699	\$686,699	\$707,300	\$728,519	\$750,375	\$772,886	\$796,073	\$819,955	\$844,554	\$869,890	\$895,987	\$922,867	\$950,553	\$979,069	\$1,008,441
Replacement Reserve	\$300	\$24,300	\$25,029	\$25,780	\$26,553	\$27,350	\$28,170	\$29,015	\$29,886	\$30,783	\$31,706	\$32,657	\$33,637	\$34,646	\$35,685	\$36,756	\$37,859	\$38,994	\$40,164	\$41,369	\$42,610
NET OPERATING INCOME		\$567,956	\$573,321	\$578,614	\$583,827	\$588,954	\$593,987	\$598,918	\$603,739	\$608,442	\$613,018	\$617,457	\$621,751	\$625,889	\$629,861	\$633,655	\$637,262	\$640,669	\$643,864	\$646,834	\$649,566
PRIMARY DEBT SERVICE																					
First Mortgage Loan		\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798
DCR		1.15	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.28	1.29	1.30	1.30	1.31	1.32
CASH FLOW AFTER SENIOR DEBT		\$74,158	\$79,523	\$84,815	\$90,029	\$95,155	\$100,188	\$105,119	\$109,940	\$114,643	\$119,219	\$123,659	\$127,952	\$132,090	\$136,062	\$139,857	\$143,464	\$146,870	\$150,065	\$153,035	\$155,768
Deferred Dev Fee Beginning Bal	\$1,599,519	\$1,599,519	\$1,525,361	\$1,445,838	\$1,361,022	\$1,270,994	\$1,175,838	\$1,075,650	\$970,531	\$860,590	\$745,947	\$626,728	\$503,069	\$375,117	\$243,026	\$106,964					
Deferred Dev Fee Payment		\$74,158	\$79,523	\$84,815	\$90,029	\$95,155	\$100,188	\$105,119	\$109,940	\$114,643	\$119,219	\$123,659	\$127,952	\$132,090	\$136,062	\$106,964					
Deferred Dev Fee Ending Bal		\$1,525,361	\$1,445,838	\$1,361,022	\$1,270,994	\$1,175,838	\$1,075,650	\$970,531	\$860,590	\$745,947	\$626,728	\$503,069	\$375,117	\$243,026	\$106,964	\$0					
City Loan Cash Flow		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$71,731.80	\$73,435.19	\$75,032.58	\$76,517.63	\$77,883.77
SUBORDINATE DEBT SERVICE (AHP)	\$7,650,000	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994
City Loan Pay-Down																					
Beginning Balance City Loan		\$7,803,000	\$7,959,060	\$8,118,241	\$8,280,606	\$8,446,218	\$8,615,143	\$8,787,445	\$8,963,194	\$9,142,458	\$9,325,307	\$9,511,813	\$9,702,050	\$9,896,091	\$10,094,013	\$10,295,893	\$10,501,811	\$10,638,680	\$10,776,550	\$10,915,548	\$11,055,811
Payments		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,732	\$73,435	\$75,033	\$76,518	\$77,884
	\$7,650,000	\$7,803,000	\$7,959,060	\$8,118,241	\$8,280,606	\$8,446,218	\$8,615,143	\$8,787,445	\$8,963,194	\$9,142,458	\$9,325,307	\$9,511,813	\$9,702,050	\$9,896,091	\$10,094,013	\$10,295,893	\$10,430,079	\$10,565,245	\$10,701,518	\$10,839,030	\$10,977,927

	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30	Year 31	Year 32	Year 33	Year 34	Year 35	Year 36	Year 37	Year 38	Year 39	Year 40
	<sup>21</sup>	<sup>22</sup>	<sup>23</sup>	<sup>24</sup>	<sup>25</sup>	<sup>26</sup>	<sup>27</sup>	<sup>28</sup>	<sup>29</sup>	<sup>30</sup>										
INCOME																				
Gross Potential Rent	\$1,852,251	\$1,889,296	\$1,927,082	\$1,965,624	\$2,004,936	\$2,045,035	\$2,085,936	\$2,127,654	\$2,170,208	\$2,213,612	\$2,257,884	\$2,303,042	\$2,349,102	\$2,396,085	\$2,444,006	\$2,492,886	\$2,542,744	\$2,593,599	\$2,645,471	\$2,698,380
Other Income	\$12,036	\$12,277	\$12,522	\$12,773	\$13,028	\$13,289	\$13,555	\$13,826	\$14,102	\$14,384	\$14,672	\$14,965	\$15,265	\$15,570	\$15,881	\$16,199	\$16,523	\$16,854	\$17,191	\$17,534
Residential Vacancy	(\$111,135)	(\$113,358)	(\$115,625)	(\$117,937)	(\$120,296)	(\$122,702)	(\$125,156)	(\$127,659)	(\$130,212)	(\$132,817)	(\$135,473)	(\$138,182)	(\$140,946)	(\$143,765)	(\$146,640)	(\$149,573)	(\$152,565)	(\$155,616)	(\$158,728)	(\$161,903)
Bad Debt	(\$18,523)	(\$18,893)	(\$19,271)	(\$19,656)	(\$20,049)	(\$20,450)	(\$20,859)	(\$21,277)	(\$21,702)	(\$22,136)	(\$22,579)	(\$23,030)	(\$23,491)	(\$23,961)	(\$24,440)	(\$24,929)	(\$25,427)	(\$25,936)	(\$26,455)	(\$26,984)
Effective Gross Income	\$1,734,630	\$1,769,322	\$1,804,709	\$1,840,803	\$1,877,619	\$1,915,172	\$1,953,475	\$1,992,544	\$2,032,395	\$2,073,043	\$2,114,504	\$2,156,794	\$2,199,930	\$2,243,929	\$2,288,807	\$2,334,583	\$2,381,275	\$2,428,901	\$2,477,479	\$2,527,028
OPERATING EXPENSES																				
Administrative Expenses	\$1,038,695	\$1,069,855	\$1,101,951	\$1,135,010	\$1,169,060	\$1,204,132	\$1,240,256	\$1,277,463	\$1,315,787	\$1,355,261	\$1,395,919	\$1,437,796	\$1,480,930	\$1,525,358	\$1,571,119	\$1,618,252	\$1,666,800	\$1,716,804	\$1,768,308	\$1,821,357
Total Operating Expenses	\$1,038,695	\$1,069,855	\$1,101,951	\$1,135,010	\$1,169,060	\$1,204,132	\$1,240,256	\$1,277,463	\$1,315,787	\$1,355,261	\$1,395,919	\$1,437,796	\$1,480,930	\$1,525,358	\$1,571,119	\$1,618,252	\$1,666,800	\$1,716,804	\$1,768,308	\$1,821,357
Replacement Reserve	\$43,889	\$45,205	\$46,561	\$47,958	\$49,397	\$50,879	\$52,405	\$53,977	\$55,597	\$57,265	\$58,982	\$60,752	\$62,575	\$64,452	\$66,385	\$68,377	\$70,428	\$72,541	\$74,717	\$76,959
NET OPERATING INCOME	\$652,047	\$654,262	\$656,197	\$657,835	\$659,162	\$660,161	\$660,814	\$661,104	\$661,011	\$660,518	\$659,603	\$658,246	\$656,425	\$654,119	\$651,303	\$647,954	\$644,047	\$639,556	\$634,453	\$628,712
PRIMARY DEBT SERVICE																				
First Mortgage Loan	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798	\$493,798
DCR	1.32	1.32	1.33	1.33	1.33	1.34	1.34	1.34	1.34	1.34	1.34	1.33	1.33	1.32	1.32	1.31	1.30	1.30	1.28	1.27
CASH FLOW AFTER SENIOR DEBT	\$158,248	\$160,463	\$162,398	\$164,037	\$165,364	\$166,363	\$167,016	\$167,305	\$167,213	\$166,719	\$165,805	\$164,448	\$162,627	\$160,321	\$157,505	\$154,156	\$150,249	\$145,757	\$140,655	\$134,914
Deferred Dev Fee Beginning Bal																				
Deferred Dev Fee Payment																				
Deferred Dev Fee Ending Bal																				
City Loan Cash Flow	\$79,124.17	\$80,231.73	\$81,199.04	\$82,018.45	\$82,681.96	\$83,181.30	\$83,507.86	\$83,652.69	\$83,606.53	\$83,359.72	\$82,902.28	\$82,223.80	\$81,313.52	\$80,160.25	\$78,752.39	\$77,077.90	\$75,124.30	\$72,878.63	\$70,327.46	\$67,456.87
SUBORDINATE DEBT SERVICE (AHP)	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994	\$277,994
City Loan Pay-Down																				
Beginning Balance City Loan	\$11,197,486	\$11,340,729	\$11,485,707	\$11,632,598	\$11,781,591	\$11,932,887	\$12,086,700	\$12,243,256	\$12,402,796	\$12,565,573	\$12,731,857	\$12,901,934	\$13,076,105	\$13,254,687	\$13,438,017	\$13,626,450	\$13,820,360	\$14,020,140	\$14,226,207	\$14,438,997
Payments	\$79,124	\$80,232	\$81,199	\$82,018	\$82,682	\$83,181	\$83,508	\$83,653	\$83,607	\$83,360	\$82,902	\$82,224	\$81,314	\$80,160	\$78,752	\$77,078	\$75,124	\$72,879	\$70,327	\$67,457
	\$11,118,361	\$11,260,497	\$11,404,508	\$11,550,580	\$11,698,909	\$11,849,706	\$12,003,192	\$12,159,604	\$12,319,189	\$12,482,213	\$12,648,955	\$12,819,710	\$12,994,791	\$13,174,527	\$13,359,265	\$13,549,372	\$13,745,235	\$13,947,261	\$14,155,879	\$14,371,540



OFFICE OF THE CITY MANAGER  
301 King St., Suite 3500  
Alexandria, VA 22314

MARK B. JINKS  
City Manager

703.746.4300  
Fax:  
703.838.6343

September 4, 2018

Dear City Board, Committee, and Commission Chairs,

Thank you for your commitment of time and knowledge to one of our City boards, committees and commissions. I recognize the importance of your input and guidance on the major policy decisions that our community faces. As we begin the FY 2020 budget development process, I wanted to share with you the progress City departments have already made and request the priority areas of your board, committee or commission in the upcoming year.

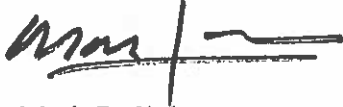
While the City is on sound footing financially, the needs and expectations of the community exceed our current resources. Similarly, the economy shows promising signs of growth however we remain in a period of economic uncertainty. These are not new or unique challenges for local governments. To address these challenges the City is continuing its multi-year effort to prioritize services using the Priority-Based Budgeting (PBB) model. PBB is a nationally recognized best practice designed to assist local governments make well-informed, strategic budget decisions by re-examining what local governments do, how much it costs, and why they are in certain lines business.

I believe using priority-based budgeting will help better identify how the City allocates its finite resources, and further educate City Council, residents and business owners as to how their tax dollars are invested to provide needed services and deliver quality results to our community.

While this approach will provide a different way to evaluate the City budget, it will not make the difficult decisions for us. PBB is one input in the overall decision-making process. To inform the decision-making process, I would appreciate input on the priorities of your board, committee or commission. Specifically, it would be helpful to know the policy and programmatic areas under your respective purview that are (1) the highest priorities, (2) areas which are lower priorities, and (3) areas where additional resources (if available) should be applied. Your feedback will assist City staff in developing budget proposals that support the priorities of our community at large.

Please provide feedback to me, coordinated through your staff liaison, by **October 26, 2018**. There will be additional opportunities to provide input in the budget process through the department for which you provide advice and counsel and at the budget public hearing in March. Thank you in advance for your thoughts and priorities as we embark on the development of the FY 2020 budget.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark B. Jinks', followed by a horizontal line.

Mark B. Jinks  
City Manager

cc: The Honorable Mayor and Members of City Council  
Morgan Routt, Director, Office of Management & Budget  
Staff Liaisons to Boards, Committees and Commissions  
Department Directors

# AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | September 6, 2018

	Members Present	Members Absent	Staff
1	William Alexander		
2	Dan Brendel		
3	Michael Butler		
4	Katharine Dixon (m)		
5	Carter Flemming		
6		Holly Hanisian (excused)	
7	Bill Harris		
8	Robyn Konkell, Chair		
9	Michelle Krockner (m)		
10		Jessica Lurz (excused)	
11	Helen McIlvaine*		
12	Michael Doyle (m)		
13	Peter-Anthony Pappas		
14	Mary Parker		
15		Yasin Seddiq (excused)	
16		Nechelle Terrell (excused)	
17		Marian Wiggins	
18	Paul Zurawski		
19	vacant		
20	vacant		
21	vacant		
	Guests	Affiliation	
1	Jon Frederick	AHDC – AHAAC membership pending CC consideration 9/11	
2	Betsy Faga	Church of the Resurrection	
3	Jonathan Rak and Tim Helmig	Monday Properties and its land counsel (McGuire Woods)	
4	James F. Lenzen		

\*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:00 pm. Michelle Krockner agreed to take minutes.

## 1. Introductions (Chair)

Introductions we made. The Chair remarked that the election of the chair position was inadvertently left off the agenda; she added the item.

## 2. 2000 North Beauregard Affordable Housing Plan (Helen McIlvaine/Jonathan Rak)

Jonathan Rak, representing the applicant, Monday Properties, provided the following overview of the project—The former Duke Realty property located on North Beauregard was rebranded as Beauregard Professional Center with four office buildings. The 1970's five-story brick building at 2000 North Beauregard is currently vacant; the applicant has requested a land use change from office to residential and was encouraged to pursue redevelopment consistent with the existing CDD zoning.

As a refresher on the Beauregard Small Area Plan (BSAP), Helen McIlvaine explained that infrastructure improvements, in particular the proposed West End transitway, and prioritized public facilities were envisioned to receive the first dollars proffered by developers; once those costs and improvements were taken care of, subsequent developer contributions to the Beauregard Implementation Fund would be invested in affordable housing as directed by the BSAP.

This application is providing right-of-way for the transitway and an approximately \$1 million monetary contribution to the Implementation Fund. J. Rak indicated that there was additional development capacity in the Adams neighborhood (in which the subject site is located) which will be considered for future residential development to include affordable units. H. McIlvaine noted that the existing CDD includes a buy-down provision for up to 15% of the proposed units to ensure housing affordability, however, J. Rak indicated the provision would create uncertainty and risk for the project's investors and was a non-starter.

Mike Butler suggested that some form of tax abatement could lower operating costs and potentially make a buy-down provision more palatable. Providing land for housing development was also suggested as an alternative to units. Carter Flemming noted that the project would create residential development that was not anticipated in the original BSAP and would put additional pressure on schools. She expressed concerns that the project is counter to what was envisioned with the Mark Center and BRAC at the time the Beauregard Plan was developed and approved in 2012.

In conclusion the Committee acknowledged the project's potential as a development catalyst and determined it would expand housing choice in the BSAP and contribute approximately \$1.7 million in Housing Trust Fund dollars in the future. It also underscored the importance that future development in the neighborhood include affordable units consistent with the CDD conditions. Jon Frederick made a motion to approve the affordable housing plan; Mike Butler seconded the motion. The affordable housing plan was approved unanimously. It is noted that at the time the motion was made J. Frederick's membership on the Committee had lapsed. J. Frederick has since been reappointed to serve on the Committee.

**3. Consideration of August 6, 2018 Minutes (Robyn Konkel)**

Katharine Dixon made a motion to approve the June minutes; J. Frederick seconded the motion. The minutes were approved unanimously.

**4. Loan Modifications for the King and Beauregard and Carpenter's Shelter Projects (Helen McIlvaine)**

Jon F. provided a detailed, written analysis of cost increases for both projects and of AHDC's efforts to identify alternate sources of gap financing. There was a brief discussion of what exactly was driving the magnitude of the cost increases. Materials, in particular, lumber, and labor costs as well as rising interest rates were mentioned. After thanking Jon for his diligence in laying out the challenge and the steps taken by AHDC to find resources, K. Dixon made a motion to approve the loan modification; B. Harris seconded the motion. The motion passed unanimously with one abstention by J. Frederick.

H. McIlvaine noted that the subsidies the City is providing have increased dramatically in the last 3-5 years and are now approaching approximately \$85K or more per unit. Things to consider that could reduce costs include exemptions from tap fees and open space and other contributions, and tax abatement.

**5. Route 1 South Housing Affordability Strategy Update (Helen McIlvaine)**

The Strategy was unanimously approved by the Planning Commission (6-0). Jon Frederick spoke on behalf of AHAAC in support of the plan. Helen noted that the Planning Commission had been asked that the plan be called "South Patrick Street Housing Affordability Strategy". She also said that testimony from AHAAC in favor of the Strategy at the City Council hearing on September 15 would be appreciated!

**6. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)**

C. Flemming reported that progress at Ramsey Homes is being hindered by the weather as the archeologists are unable to complete their work. Internally, ARHA staff is doing an evaluation of all ARHA holdings and will report back to the Board at the end of the month with recommendations regarding future redevelopment strategies and timing.

**7. Alexandria Housing Development Corporation Update (Jon Frederick)**

J. Frederick reported that progress continues on the Lacy Court renovations and the first phase should be delivered in December. Renovation of the Shelter Homes units on Bellefonte Avenue is also moving forward.

**8. Election (Robyn Konkel)**

K. Dixon made a motion to re-elect R. Konkel as Chair and M. Krockner seconded the motion. R. Konkel agreed to serve another term and was unanimously approved.

**9. Staff Updates**

- M. Butler noted the importance of understanding the cost to preserve/build the 624 units shown in the Housing Master Plan Progress Report as it relates to the prior discussion of rising construction and financing costs and increasing City subsidies.
- Based on the report from the 830 working group, staff and the consultant are preparing a revised draft Resolution 830 for the ARHA Redevelopment Work Group's review. It is hoped the revised Resolution can be considered by City Council and ARHA before the end of the year.
- Staff have been attending training on Inclusionary Zoning policies.
- Helen provided information on the upcoming Housing Heroes event.

- Helen noted that AHAAC has been asked to provide input regarding FY 2020 budget priorities to the City Manager as part of the budget process.

The meeting was adjourned at 9:15 pm.



FY 2019 Affordable Housing Development Funds Financial Report | September 27, 2018

Balance Remaining: \$3,717,189

Revenues

	2018						2019						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Developer Contributions Received	\$138,745	\$158,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,176
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenue Allocated by City Council	\$5,820,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,820,013
Total	\$5,958,758	\$158,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,117,189

Commitments & Reservations

Fund / Project	Start	July	August	September	October	November	December	January	February	March	April	May	June	2019 Total
Housing Trust Fund (HTF)														
Rebuilding Together Alexandria (RTA)	\$50,000	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$50,000
Pilot Rental Assistance	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Braddock Small Area Plan Fund	\$1,334,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund (HTF) Total	\$1,984,080	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$50,000
Housing Opportunity Fund (HOF)														
Wesley - Fairlington Presbyterian Church	\$400,000	-\$255,826	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$255,826
ARHA - Set Aside	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARHA - Ramsey Homes	\$3,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Operating	\$300,000	-\$75,000	-\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$300,000
AHDC - King & Beauregard	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000
AHDC - Carpenter's Shelter	\$6,600,000	\$0	\$0	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
AHC - Church of the Resurrection	\$8,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Opportunity Fund (HOF) Total	\$20,900,000	-\$330,826	-\$225,000	\$2,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,844,174